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# Memorandum

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**TO:** Honorable Mayor and City Council

**FROM:** Councilmember Forrest Williams

**SUBJECT:** Coyote Valley Specific Plan

**DATE:** 6-25-07

Approved

*Forrest Williams*

Date

*6/25/07*

**RECOMMENDATION:** Accept staff's recommendation based on the existing General Plan with the following considerations:

- 1.) The Coyote Valley Specific Plan will be completed based on the Council's Directions.
- 2.) The Specific Plan will be completed per the Council's Vision and Expected Outcomes.
- 3.) The Coyote Valley Specific Plan is under the current San Jose 2020 General Plan.
- 4.) The Coyote Valley Specific Plan will discuss the triggers for the purposes of determining better implementation options, and if any are found, they will be recommended to the council for consideration during the General Plan review of the triggers.

## **BACKGROUND:**

The Coyote Valley Specific Plan (CVSP) Task Force was directed to guide the preparation of a comprehensive and practical plan for the future of Coyote Valley. The Task Force held its first meeting on September 10, 2002 as an advisory body to the City Council. The Task Force primary role is to make specific land use, environmental protections, public facilities, infrastructure, financing and other recommendations that could enhance the specific plan.

The Task Force is guided by the sixteen (16) City Council adopted visions and expected outcomes and is directed to address triggers as follows:

*(12) The plan must develop trigger mechanisms to ensure that increments of housing may not move forward until the appropriate numbers of jobs are constructed in a parallel timeline to maintain a jobs/housing balance in Coyote Valley.*

*(15) The plan should allow for the current General Plan budget triggers to be changed to triggers based upon the Valley or its sub-regions jobs and housing revenues covering the General Fund cost service.*

The Task Force is nearing the completion of its work and should be allowed to complete its task and then adopted by the 2040 General Plan.

Cc: Lee Price, City Clerk  
Mayor/City Council  
Laurel Prevetti/ Planning, Building & Code Enforcement